



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

To: Responsible and Trustee Agencies; Property Owners; and Interested Individuals and Organizations

From: City of Menifee

February 26, 2019

Subject: A Notice of Preparation for No. Planning Application 2010-090 – Menifee North Specific Plan 260, Amendment No. (SPA) 3 – “Palomar Crossings”.

Notice of Preparation of a Draft Environmental Impact Report (EIR):

The City of Menifee (City) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will be responsible for the preparation of a Draft Environmental Impact Report (EIR) for the Project referenced above. The EIR will evaluate the potential significant environmental impacts that may result from granting entitlements for the planned revisions to the Specific Plan 260 on 64.18 acres (Palomar Crossings Project – Romola General / Malaga 74, LLC, Applicant). The property is generally located north of Highway 74, south of Watson Road, west of Menifee Road, and east of Palomar Road, within the City of Menifee, County of Riverside, State of California (Assessor Parcel Numbers: 329-090-025, -026, -069, -070, -071, -072; 329-100-025, -026, -027, -030, -031, -033, -034). Reference attached Location Map.

Project Description:

Specific Plan No. 260, Amendment No. 3 (SP260, A3) proposed the following modifications to the Specific Plan Land Use Plan Planning Areas (PA):

- Planning Area 11 (PA11) would be re-designated from Business Park land uses to Very High Density Residential and would be split into two (2) subareas, 11A and 11B. Subarea 11A has an area of 19.56 acres and is located west of Junipero Road. Subarea 11B has an area of 9.79 acres and is located east of Junipero Road and will include a portion of the existing Southern California Edison (SCE) easement that had not previously been given a specific planning area designation.
- Planning Area 12 (PA12) would be realigned to a newly created area between PA11 and PA13 and re-designated from the current Business Park and Commercial Business Park land use to Commercial / Very High Density Residential land uses. Two (2) subareas are proposed, 12A and 12B. Subarea 12A has an area of 6.14 acres and is located west of Junipero Road. Subarea 12B has an area of 3.06 acres and is located east of Junipero Road and includes a portion of the existing SCE easement that had not previously been given a specific planning area designation.
- Planning Area 13 (PA13) would be re-designated from Commercial Business Park to Commercial and would be split into two (2) subareas, 13A and 13B. Subarea 13A has an area of 10.23 acres and is located west of Junipero Road. Subarea 13B has an area of 5.19 acres and is located east of Junipero Road and includes a portion of the existing SCE easement that had not previously been given a specific planning area designation.
- Planning Area 14 (PA14) would retain a Commercial designation but would be reduced in acreage from 11.7 to 9.27 by redistributing areas into Planning Areas 12B and 13B.

Potential Environmental Effects:

Based on the Initial Study prepared for the proposed project, the City will address the following potentially significant impacts in the EIR: Aesthetics, Air Quality, Energy, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water

Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

Agency/Public Comments:

This transmittal constitutes the official Notice of Preparation (NOP) for the proposed Project EIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed EIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency's statutory responsibilities in connection with the proposed Project.

EIR Public Scoping Meeting:

Notice is hereby given that the City of Menifee, Community Development Department will hold a Scoping meeting for the general public and any interested agencies regarding the proposed EIR addressing the proposed Project. The Scoping meeting will be held on **Monday, March 11, at 6:00 p.m.** The scoping meeting will be held at the Motte Historical Museum, Upstairs, 28380 Highway 74, Menifee, CA 92585.

Purpose of the Notice of Preparation:

The purpose of this NOP is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that an EIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed Project at the Project location. CEQA encourages early consultation with private persons and organizations that may have information or may be concerned with any potential adverse environmental effects related to physical changes in the environment that may be caused by implementing the project. Responses to the NOP that specifically focus on potentially significant environmental issues are of particular interest to the City of Menifee. All written responses to this NOP will be included in the appendices to the EIR. The content of the responses will help guide the focus and scope of the EIR in accordance with State CEQA Guidelines.

Public Comment Period:

Based on the time limits defined by CEQA, the 30-day public review/comment period on the Notice of Preparation will commence on **February 26, 2019 and conclude on March 27, 2019.** Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The Initial Study for the Project may be downloaded from the City's website:

<https://www.cityofmenifee.us/325/Environmental-Notices-Documents>

The Initial Study is also available for review at the following locations:

Menifee City Hall	Sun City Library
Community Development Department	26982 Cherry Hills Boulevard
29714 Haun Road	Menifee, CA 92586
Menifee, CA 92586	(951) 679-3534
(951) 672-6777	

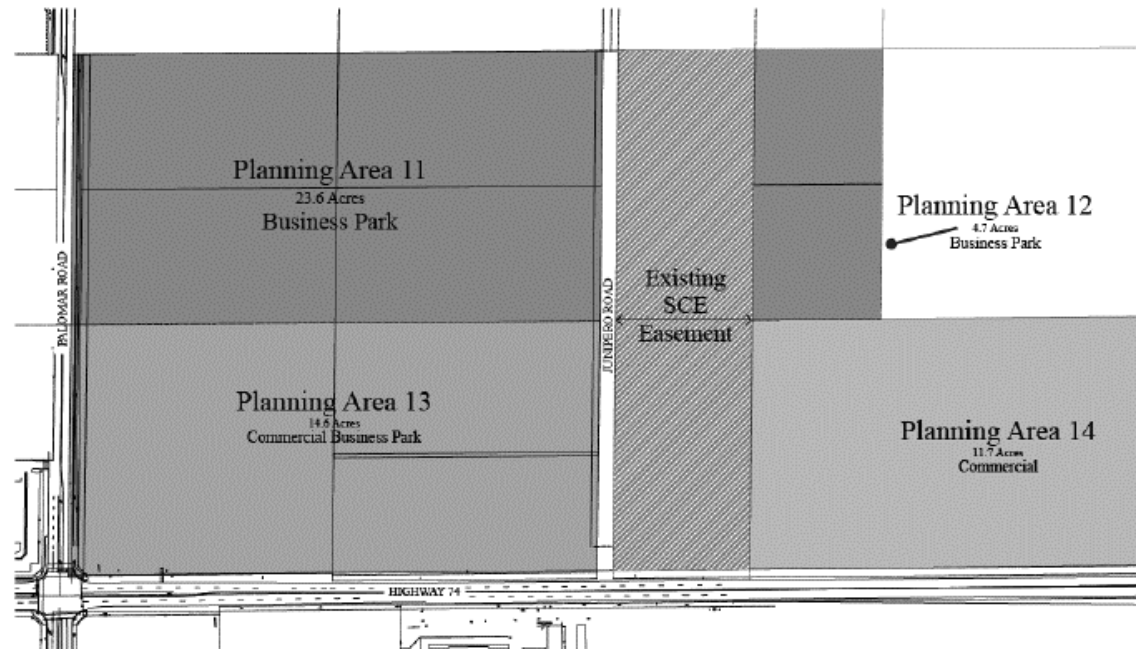
Comments must be submitted in writing, or via email, to:

Manny Baeza, Senior Planner
City of Menifee, Community Development Department
29714 Haun Road
Menifee, CA 92586
(951) 723-3740
mbaeza@cityofmenifee.us

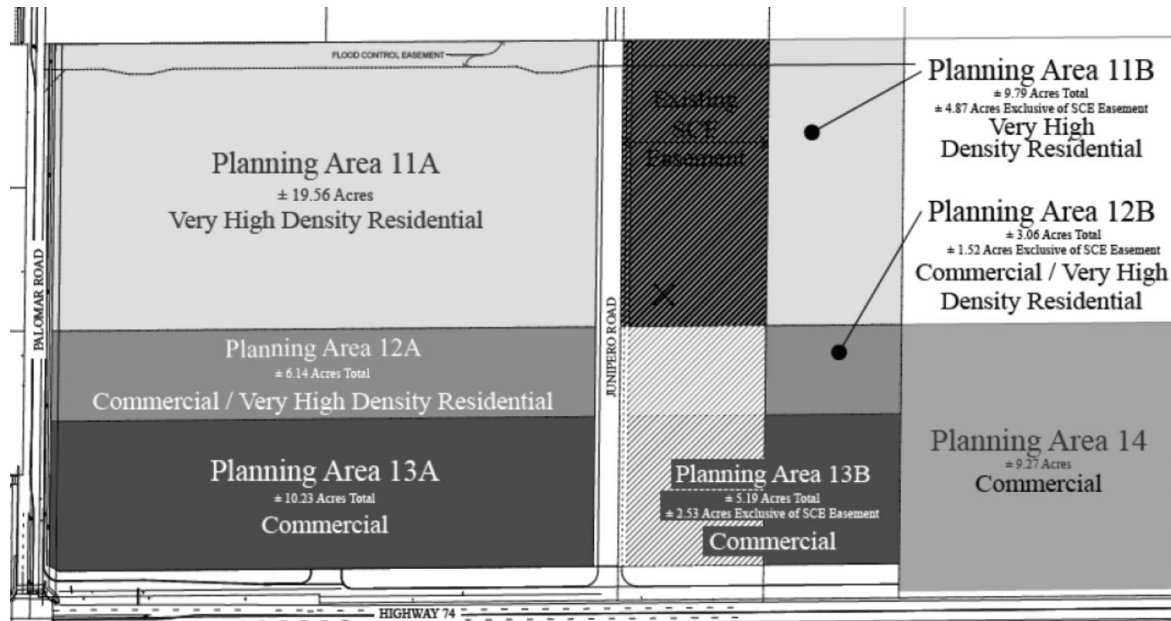
Location Map



Existing/Proposed Land Uses



EXISTING



PROPOSED